

**Article 8: Golden Hill Planned District**

(“Golden Hill Planned District” added 3-27-2007 by O-19591 N.S.;  
effective 4-26-2007.)

**Division 3: Zoning**

(“Zoning” added 3-27-2007 by O-19591 N.S.; effective 4-26-2007.)

**§158.0301 Residential Zones**

The intent of the residential zone regulations is to provide for the development and redevelopment of multi-family residential structures within the Golden Hill community which relate in scale and design to the preferred neighborhood character. Standards are designed to promote development that will complement and preserve the diverse and distinctive architectural character of the community.

(a) Permitted Uses

No building or improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any lot or premises be used except for one or more of the following purposes as provided herein:

- (1) Residential development in accordance with the density levels as described in Section 158.0301(b)(1) and the regulations of the Golden Hill Planned District.
- (2) Schools, limited to primary, elementary, junior high, and senior high.
- (3) Public parks and public playgrounds.
- (4) Churches, temples, or buildings of a permanent nature used primarily for religious purposes.
- (5) Temporary real estate sales offices and model homes in new subdivisions, subject to the limitations as set forth in Land Development Code Section 141.0701.
- (6) In addition to the uses listed in Section 158.0301(a)(1)-(5), the following uses shall be permitted in the GH-1000 and GH-600 zones:
  - (A) Branch public libraries.

- (B) Institutions or homes for the full- time care of not more than 15 children under the age of 16 years, provided there is not more than one additional dwelling unit on the same premises. Such use is subject to County or State licensing, whichever applies.
- (C) Offices for psychologists, social workers, religious practitioners, doctors, and dentists, provided that no overnight patients are permitted; and, further provided that not more than 2 such professional persons, and not more than 3 employees of each, shall be engaged in such work on the premises. Such lot or parcel may not be used by one or more practitioners who, among them, medically treat, or medically or psychologically counsel, on a group or individual basis, 5 or more persons in one calendar year who have committed, been charged by criminal indictment or complaint, or convicted of, a sex-related offense outside the family unit as defined in the California Penal Code, Part 1, Title 9, Chapter 1, or in Sections 286, 286.5, 288, 288a, 289 of Chapter 5 or in Section 314 Chapter 8, or any amendment for remodification, or any such sections, if such lot or parcel is located within 1,000 feet of any premises occupied by an elementary, junior, or senior high school, except that such use is permitted by organizations described in Land Development Code Section 141.0702(a). This restriction applies only to medical and counseling services which are directly related to physical or psychological treatment for the sex-related offenses committed and described in the above California Penal Code sections.
- (7) Accessory uses customarily incidental to any of the foregoing permitted uses, including the following: Recreational and health facilities which are designed and used solely by the residents and their guests, including tennis courts, putting greens, exercise rooms, and sauna and steam baths.
- (8) Accessory Use Regulations
  - (A) All accessory uses shall be located in the same building as the permitted uses which they serve. There shall be no entrance to any such accessory uses except through a foyer, court, lobby, hall, patio, or other similar interior area. However, neither of the foregoing regulations shall be applicable to accessory uses exclusively serving outdoor recreational activities. No signs, displays, or advertising relating to accessory uses shall be visible from any street.

- (B) The combined gross floor area of all accessory uses, excluding outdoor recreational facilities, on any premises shall occupy not more than 10 percent of the gross floor area occupied by the principal permitted uses.
- (9) For properties in any residential zone, any other uses, including accessory uses, which the Planning Commission may find, in accordance with Process Four, to be similar in character to the uses enumerated herein for such zone. The adopted resolution embodying such findings shall be filed in the office of the City Clerk.
- (b) Property Development Regulations
- (1) Residential Density

The number of dwelling units permitted on any lot shall be determined by dividing the area of the lot by the number of square feet required for each dwelling unit as shown in Table 158-03A. If the quotient exceeds a whole number by 0.50 or more, the number of dwelling units may be increased to the next larger whole number.

The land area requirement for one *dwelling unit* in any residential zone shall be as follows:

**Table 158-03A**  
**Residential Density**

Zone	Required Sq.Ft. of Lot Area per Dwelling Unit
GH-600	600
GH-1000	1000
GH-1250	1250
GH-1500	1500
GH-2500	2500
GH-3000	3000

- (2) Yard and Setback Requirements
- (A) Minimum Size of Street Yard. A street yard shall be provided at a minimum area calculated by multiplying the street frontage of the lot along the front property line by "X" feet as shown in Table 158-03B. For corner lots, the street yard shall be calculated by multiplying the average length of all street frontages by "X" feet shown in Table 158-03B.

**Table 158-03B**  
**Minimum Street Yard**

Zone	"X" Feet
GH-600, GH-1000, GH-1250	20
GH-1500, GH-2500, GH-3000	25

In all residential zones, the required street yard shall not be measured beyond the front 70 feet or 50 percent of the lot depth, whichever is less, as measured from the front property line.

- (B) Minimum Yards. The minimum yard requirements for properties in the respective GH zones are shown in Table 158-03C.

**Table 158-03C**  
**Minimum Yards**

Yard Location	GH-600, GH-1000, GH-1250	GH-1500	GH-2500, GH-3000
Front	10 <sup>(1)(2)</sup>	10 <sup>(1)</sup>	10 <sup>(1)</sup>
Street Side	6	8	8
Interior Side	6 <sup>(3)(4)</sup>	6 <sup>(3)(4)</sup>	6 <sup>(3)(4)</sup>
Rear	1, if alley <sup>(5)</sup> ; 15, if no alley	1, if alley <sup>(5)</sup> ; 15, if no alley	1, if alley <sup>(5)</sup> ; 15, if no alley

Footnotes for Table 158-03C

- <sup>1</sup> Front Yard Exception. Structures may observe the average front yard of the block when the average is less than 10 feet.
- <sup>2</sup> Setback - Front Yard. Each story (or portion of a story) above the second shall be set back an additional 7 feet from the requirement for the story below it. This area may be used as a balcony, provided the safety railings are a minimum of 50 percent open.
- <sup>3</sup> Setback - Side Yards. Each story (or portion of a story) above the second shall be set back an additional three feet from the requirement for the story below it.
- <sup>4</sup> Interior Side Yard Exception. On lots less than or equal to 50-feet in width, each interior side yard shall be calculated as 10 percent of the lot width, not to be less than 4-feet.
- <sup>5</sup> Rear Yard. Each story (or portion of a story) above the second shall be set back 7-feet from the requirement for the story below it. This area may be used as a balcony, provided the safety railings are a minimum of 50 percent open.

(3) Height Limits

**Table 158-03D  
Height Limitations**

<b>Zone</b>	<b>Height Limitation <sup>(1)</sup></b>
GH-600	40 ft, 50 ft where a building is above enclosed parking
GH-1000, GH-1250	30 ft; 40 ft where a building is above enclosed parking
GH-1500, GH-2500, GH-3000	30 ft

Footnote for Table 158-03D

- <sup>1</sup> Twenty percent of the length of the building facade may exceed the height limit specified above in order to provide roofline and facade variations, accents, tower elements and other similar elements which do not increase the floor area of the structure.

- (4) Floor Area Ratio (FAR) and Coverage. The maximum FAR and coverage shall be as indicated in Table 158-03E.

**Table 158-03E  
Floor Area Ratio (FAR) and Coverage**

<b>ZONE</b>	<b>Maximum FAR <sup>(1)</sup></b>	<b>Maximum Coverage <sup>(2)</sup></b>
GH-600	1.25	40%
GH-1000	1.00	40%
GH-1250	0.70	40%
GH-1500	0.60	35%
GH-2500	0.45	35%
GH-3000	0.45	35%

Footnotes Table 158-03E

- <sup>1</sup> Projects located within the Historic District are permitted a maximum FAR of 0.75.  
<sup>2</sup> Projects located within the Historic District are permitted a maximum coverage of 40 percent.

- (A) Enclosed parking as defined in Section 158.0104 is not included in the calculation of FAR and coverage.
  - (B) Except in the GH-3000 and GH- 2500 zones, for any project with a density of less than or equal to one dwelling unit per 1,000 square feet of lot area, a FAR bonus shall be provided equivalent to 50 percent of the area of enclosed parking and shall be excluded from the coverage calculation.
  - (C) For any project with a density greater than one dwelling unit per 1,000 square feet of lot area, a FAR bonus shall be provided equivalent to 25 percent of the area of enclosed parking and shall be excluded from the coverage calculation.
- (5) Minimum Average Unit Floor Area
- (A) Minimum Average Size per Unit Type. Residential development shall average no less than the minimum habitable floor areas per dwelling unit, excluding garages and preexisting dwellings, as indicated in Table 158-03F.

**Table 158-03F**  
**Minimum Average Size per Unit Type**

Unit	Minimum Average Unit Floor Area
Studio	450 sq.ft.
One-bedroom	600 sq.ft.
Two-+bedroom	800 sq.ft.

- (B) Minimum Average Unit Size per Project. Residential developments shall also average no less than 700 square feet of habitable floor area per dwelling unit, excluding garages and preexisting dwellings.
- (6) Corner Lots

For visibility reasons, structures over three feet in height may not be located within the triangular areas established by Sections 158.0301(b)(6)(A) and (B).

- (A) The street intersection corner of the lot and the points on the street property lines which are 25 feet from the intersection corner; and

- (B) The street side rear corner of the lot and the points on the rear property line, adjacent to an alley, that are 10 feet from the street side rear corner.

(7) **Diagonal Plan Dimension**

The Diagonal Plan Dimension regulation shall be used for structures containing dwelling units in all residential projects, except for those on lots equal to or less than 50 feet in width. The maximum diagonal plan dimension shall be measured between the two most extreme points on the floor of the structure containing the most gross floor area (see Figure 1 in the Appendix). For lots where the depth is two and one-half or more times the width (see Figure 2 in the Appendix), the maximum diagonal plan dimension shall be measured between the first extreme building corner to the point of the first building modulation along the length of the building with subsequent measurements allowed between modulations. The modulations shall have a minimum three feet differential and shall extend for a minimum of six feet in length.

**Maximum Dimension.** The maximum diagonal plan dimension shall not exceed the numerical figure obtained from the percentage of the lot frontage as indicated in Table 158-03G.

**Table 158-03G**  
**Maximum Diagonal Plan Dimension**

<b>Street Frontage of Lot (along front property line)</b>	<b>Maximum Diagonal Plan Dimension</b>
50 ft. or less	No maximum
Over 50 ft., but not more than 100 ft.	100% of street frontage
Over 100 ft., but not more than 200 ft.	85% of street frontage
Over 200 ft., but not more than 300 ft.	70% of street frontage
More than 300 ft	Subject to a Golden Hill Development Permit

(8) **Single Family Scale Requirement**

Development in the GH-1500, GH-2500 and GH-3000 zones which results in 2 or more units on a parcel (including existing units) shall comply with the following design requirements:

- (A) The building(s) on the premises must be single family in scale and character as viewed from the street elevation(s), as determined by the City Manager.
- (B) The building(s) on the premises shall not be greater than two stories in height when viewed from any street elevation of the property unless it meets the following criteria: the third story is present only within the rear 50 percent of the lot. If the lot is a corner parcel, the third story may not encroach into the street side 50 percent of the lot.
- (C) An exception to 158.0301(b)(8)(B) above may be considered through the Golden Hill Development Permit process.

(9) Pedestrian Access

For each legal building site, one separate entry per 50 linear feet of street frontage shall be provided from the street into or through the residential use area.

(c) Design Requirements

- (1) In all GH Residential Zones, in addition to the criteria included in the Design Criteria and Guidelines, each residential building shall be designed in accordance with the following provisions:
  - (A) Windows shall maintain a consistent design character throughout the project and shall be of the same material on all elevations facing a street and for the front 30 percent of the interior side elevation(s).
  - (B) Silver aluminum window frames shall not be permitted on any window.
  - (C) There shall be no more than two types of wall siding materials used throughout a project.
- (2) In addition to the above standards, each residential building shall include architectural features, all to be chosen from only one of the following lists: (A) Victorian Style, (B) Craftsman/Bungalow Style, (C) Spanish Style, or (D) Contemporary Style, as required by each list. If a project contains more than one residential building, all buildings are to contain features from the same list. All accessory buildings on



the premises are to include similar architectural features as the residential structure(s).

(A) Victorian Style

(i) The following three features are mandatory.

- Horizontal wood siding or shake shingles on all elevations facing a street.
- Narrow vertical windows with lintels, jambs and sills surrounding the windows. Sills are to be built out a minimum of 3 inches from the outside face of the window sash.
- Covered entry area with a gable or dormer. Entry area to be a minimum of 24 square feet in area if it serves one or two entrance doors and 10 square feet per entrance door if it serves more than two.

(ii) Choose three of the following features:

- Crafted lath ventwork at gables and dormers.
- Widow's walk or cresting (wood or metal).
- Turrets or cupolas.
- Special window shapes and types on 20 percent of all windows facing a street; bays, half-round, elliptical gothic, oval or Palladian shapes, quatrefoils, bull's eyes, and stained glass (geometric, lattice or opalescent).
- Scalloped shingles in an amount typical with the Victorian style.
- Crafted open stickwork supports for the entry element.

(B) Craftsman/Bungalow Style

(i) The following four features are mandatory.

- Front entry element with elephantine or craftsman style support columns. Entry area to be 24 square feet in area if it serves one or two entrance doors and 10 square feet per entrance door if it serves more than two.
- All windows are to be vertical sliding or fixed and all trim is to be of wood. All windows are to have a wood sill projecting at least 3 inches beyond the sash.
- Exposed beams/rafters on overhanging eaves with articulated rafter ends.
- Exterior material to be of stucco, horizontal siding, shake, brick or stone.

(ii) Choose two of the following:

- Projecting brackets or corbels on all exposed beams and rafters.
- A minimum of one operable chimney, faced in brick or cobble rock, for every three dwelling units.
- Entrance doors with transom panels and/or side lights (singular rectangular panes or multi-mullion panes).
- Windows with transom panels (singular rectangular panes or multi-mullion panes) on a minimum of 40 percent of all windows facing a street.
- A projecting pergola, at least 24 square feet in area.

(C) Spanish Style

(i) The following two features are mandatory.

- Use of stucco for the exterior material.

- Parapet with entablature or tile roof covering the eaves, overhangs, and entry elements.

(ii) Choose four of the following:

- Crafted wood or wrought iron detailing for porches and/or balconies.
- Exposed beams/rafters on eaves.
- Drain tile attic vents on at least one elevation facing a street.
- Arched wing wall (plain or molded) on at least one elevation facing a street. (This feature may encroach into the interior side or rear yard.)
- Decorative plaster or tile trim around windows and entries facing a street.
- Entry supports of stucco, wood or iron articulated columns.
- A minimum of 20 percent of all windows, doors and entries facing a street to be arched.
- Entry element continued through all stories (applies only to structures over one story in height).

(D) Contemporary Style.

(i) This feature is mandatory

- Exterior material is to be stucco, horizontal siding, shake, brick or stone.

(ii) Choose six of the following:

- Multiple pitched roofs with a minimum 18 inch overhang or a flat or low hipped roof with overhanging eaves (real or suggested cantilever).

- Large plain rectangular windows, grouped in bands with shared/continuous projecting window sills on all elevations facing a street and on at least the front 30 percent of the interior side elevations.
- Use of colored or leaded glass on at least one window band on at least one elevation facing a street.
- Wood window frames on all windows.
- A minimum of 50 percent of all windows on all street elevations to be recessed at least two inches.
- A minimum of one clerestory window for every two dwelling units.
- Beltcourse matching frieze at each story level on each elevation facing a street and on at least the front 30 percent of the interior side elevations.
- Wide projecting molding (minimum of four inches fascia) on the frieze.
- Projecting roofed entry porch with piers for support columns. Porch to be a minimum of 24 square feet if it serves one or two entrance doors and 10 square feet per entrance door if it serves more than two.
- Triangular or arched porch entry.
- Portecochere or wing wall, articulating the driveway. (This element may encroach into an interior side or rear yard.)
- A projecting pergola, a minimum of 24 square feet in area.
- A minimum of one operable fireplace for every two dwelling units.

- (E) The following roof shapes and roof materials are to be used for Styles (A), (B), (C) and (D), above.
- (i) Victorian Style. Shape: Medium or high gable or hip with a minimum of three distinct rooflines on all elevations facing a street. Materials: shake, slate or shingle.
  - (ii) Craftsman/Bungalow Style. Shape: Broadly pitched hipped or gabled roof. A minimum of two overhanging gables are required on all elevations facing a street. Materials: Shingle or shake.
  - (iii) Spanish Style. Shape: Flat with articulated parapet, espadana, false front, or sloped with plain or projecting eaves. Materials: Flat portion to be built-up roofing or its equivalent. Sloped portion to be concrete or clay tile.
  - (iv) Contemporary Style. Shape: Flat or sloped. Materials: Flat portion to be built-up roofing or its equivalent. Sloped portion to be concrete or clay tile, shingle or slate.
- (d) Exception. Except in the Golden Hill Historic District, in those cases where an existing legal lot or parcel contains only one dwelling unit, the development regulations of the RS-1-7 zone (Land Development Code Sections 131.0431 through 131.0446) may be used. In all cases, however, the Landscape Regulations for multi-family development apply.
- (e) Other Regulations
- The Special Regulations and Design Requirements (Section 158.0303), Sidewalk Design Regulations (Section 158.0403) and Parking Regulations (Section 158.0404(a)) also serve to regulate development, as do the provisions of the Land Development Code referenced in Section 158.0103.
- (“Residential Zones” added 3-27-2007 by O-19591 N.S.; effective 4-26-2007.)*

Table 158-03H  
Maximum Diagonal Plane Dimension  
(Plane of floor with largest square footage)

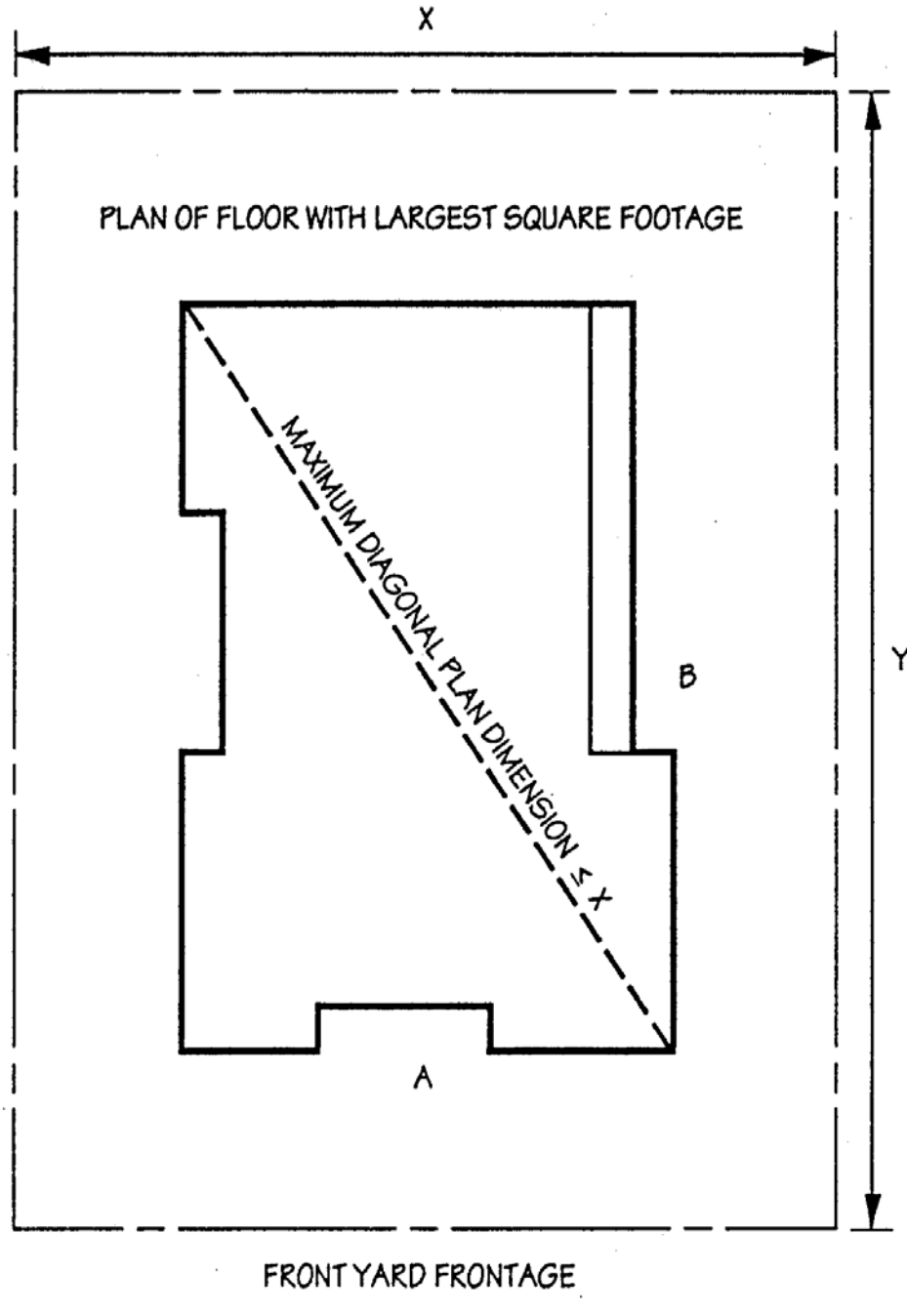
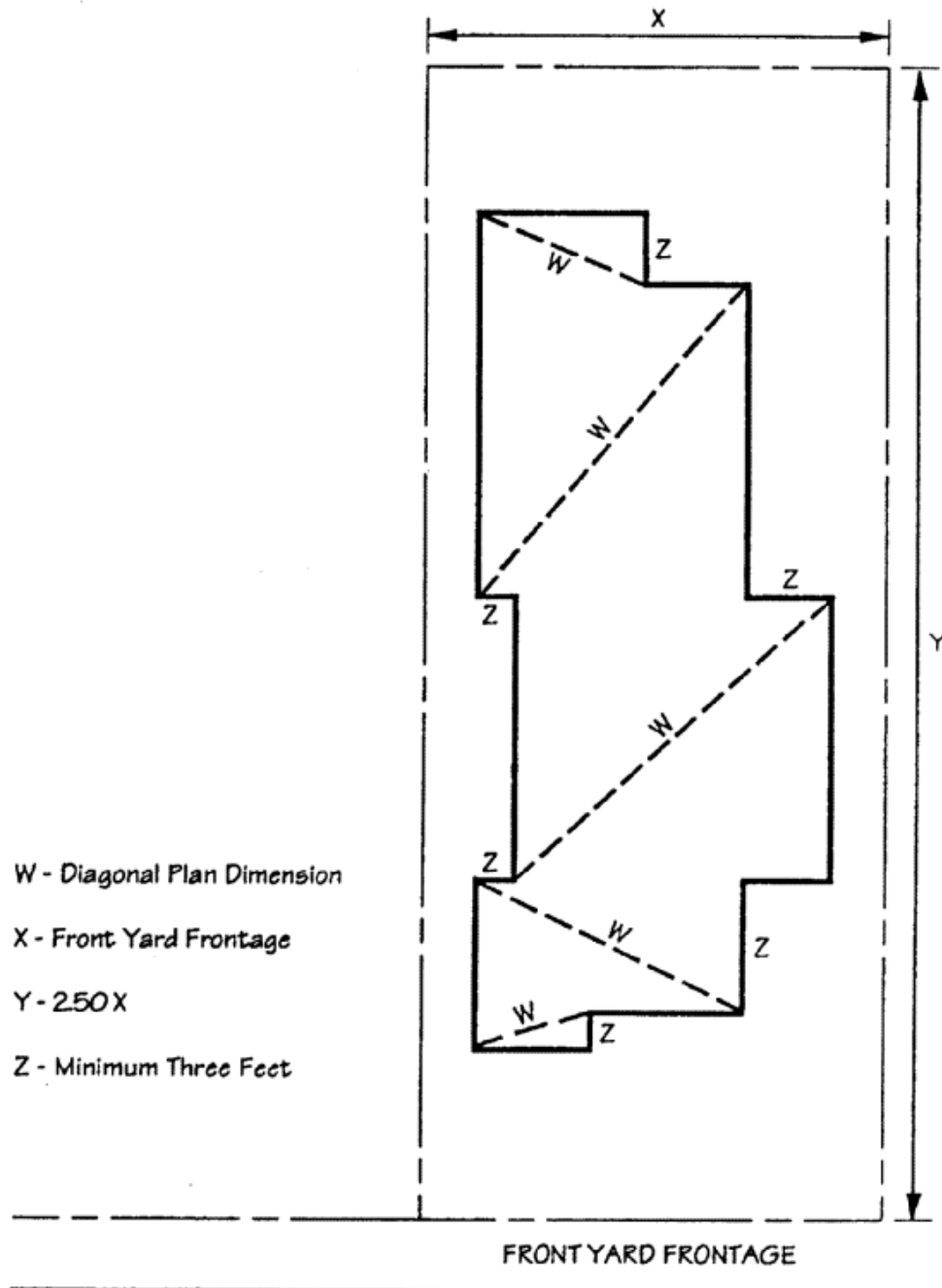


Table 158-03I  
Maximum Diagonal Plane Dimension  
(For lots where the depth is 2 and 1/2 or more times the width)



**§158.0302 Commercial Zones (GH-CN and GH-CC)**

(a) Permitted Uses.

No building or improvement or portion thereof, shall be erected, constructed, converted, established, altered or enlarged, nor shall any lot or premise be used except as set forth in Table 158-02H. No use may be conducted outdoors except as indicated by footnote 6. Drive-thru facilities for any business are prohibited.

**Table 158-02H  
Permitted Uses Table for Commercial Zones**

**Legend for Table 158.02H**

“P” = Permitted

“-” = Not Permitted

Permitted Uses	GH-CN	CH-CC
Antique Shops	P	P
Apparel Stores	P	P
Art Stores and Galleries	-	P
Auto Parts and Accessories No Service or Installation	P	-
Auto Repair	-	P <sup>(1)</sup>
Bakeries	P	P
Banks, including Branch Banks, and other similar conventional financial institution, excluding check cashing and money exchanging uses or facilities	P	P
Barbers and Beauty Shops	P	P
Bicycle Shops	P	P
Book Stores, excluding Adult Bookstores as defined in Land Development Code Section 113.0103	P	P
Business and professional office uses (not including hiring halls). (Such uses may include accountants, advertising agencies, architects, attorneys, chiropractors, contractors, doctors, engineers, financial institutions, insurance agencies, medical clinics, (no overnight patients), photographers, physical therapists licensed by the State of California, real estate brokers, secretarial and phone answering services, securities brokers, surveyors and graphic artists.)	P <sup>(2)</sup>	P <sup>(2)</sup>
Cocktail lounges and similar establishments	-	P
Computer Stores	-	P
Confectioneries	P	P
Day Care Centers licensed by the County and/or State, whichever applies	P	P
Delicatessens	P	P
Drug Stores	P <sup>(3)</sup>	P
Dry Cleaning and Laundry Establishments and self service laundry establishments (no truck Delivery of finished cleaning)	P	P
Florists	P <sup>(6)</sup>	P <sup>(6)</sup>
Food Stores	P <sup>(3)</sup>	P
Gift Shops	P	P



<b>Permitted Uses</b>	<b>GH-CN</b>	<b>CH-CC</b>
Gymnasiums and Health Studios	-	P
Hardware Stores	-	P <sup>(4)</sup>
Hobby Shops	P	P
Holistic Health Practitioners	P	P
Interior Decorators	P	P
Jewelry Stores	P	P
Liquor Stores	-	P
Music Stores	P	P
Nurseries – Plants	P <sup>(6)</sup>	P <sup>(6)</sup>
Office Supply Store	-	P
Photographic Studios and Retail Outlets	P	P
Printing, Graphics and Copy Shops	-	P
Radio, Television and Home Appliance Repair Shops	-	P <sup>(5)</sup>
Private Postal Service	-	P
Residential development in accordance with the density levels as described in Section 158.0302(c)(1) and (2) and any other applicable regulations of this Planned District Ordinance.	P	P
Residential Development in accordance with the guidelines established herein	P	P
Restaurants	P <sup>(6) (7)</sup>	P <sup>(6)</sup>
Shoe Stores and Shoe Repair Shops	P	P
Stationeries	P	P
Studios for the Teaching of Art, Dancing and Music	P	P
Toy Stores	-	P
Pushcarts, Subject to the Provisions of the Land Development Code Section 141.0619	P	P
Travel Bureaus	-	P
Variety Stores	P	P
Video Sales and Rental, excluding Adult Videos and Arcade Games	-	P
Any other uses which the Planning Commission may find to be similar in character to the uses, including accessory uses, enumerated in this Section and consistent with the purpose and intent of this Ordinance. The adopted resolution embodying such findings shall be filed in the office of the City Clerk.	P	P
Accessory uses to be appropriate in character and placement in relationship to a primary use. Such uses not to exceed 10 percent of the gross floor area of the primary use.	P	P

**Footnotes for Table 158-02H**

- <sup>1</sup> Newly established businesses and expansions to existing businesses are to conform with the regulations specified in Section 158.0302(b) and 158.0302(c)(3-9) as well as the regulations for the GH-CC zone.
- <sup>2</sup> Such lot or parcel may not be used by one or more practitioners who among them, medically treat, or medically or psychologically counsel, on a group or individual basis, 5 or more persons in one calendar year who have committed, been charged by criminal indictment or complaint or convicted of a sex-related offense outside the family unit as defined in the California Penal Code, Part 1, Title 9, Chapter 1, or in Sections 286, 286.5, 288, 288a, 289 of Chapter 5, or in Section 314 of Chapter 8, or any amendment or recodification or any such sections, if such lot or parcel is located within 1,000 feet of any premises occupied by an

elementary, junior, or senior high school, except that such use is permitted by organizations described in Land Development Code Section 141.0702(a). This restriction applies only to medical and counseling services which are directly related to physical or psychological treatment for the sex-related offenses committed and described in the above California Penal Code sections. Court ordered forensic evaluations are exempt services.

3 No more than 10 percent of the gross floor area is to be utilized for the display of alcoholic  
4 beverages.

4 Excluding the sale of used building materials, used appliances and used plumbing supplies.

5 All repair work and storage of equipment is to be within an entirely enclosed building.

6 This use may be conducted outdoors.

7 Excluding the sale of all intoxicating beverages except beer and wine.

**(b) Additional Use Regulations**

(1) All uses except off-street parking, sidewalk cafes, signs and the storage and display of nursery plants shall be operated entirely within enclosed buildings.

(2) Within the GH-CN zone, no permitted use shall commence operating prior to 6:00 a.m. nor continue later than 2:00 a.m.

(3) No commercial establishment shall be constructed, expanded or converted to provide a drive-through facility.

(4) Automobile Repair Shop Requirements. The following regulations shall be applicable to newly established auto repair shops and existing auto repair shops that are adding gross floor area or service bays to the establishment except nonconforming businesses:

(A) All repair work is to be conducted within an entirely enclosed building. The doors to the new service bays are not to face a street unless they are with a minimum 5-foot landscaped strip between the wall and the property line adjacent to the street.

(B) Access to the establishment is to be off an alley, where available and feasible.

(C) No outdoor storage of supplies or equipment is permitted.

(D) Open parking areas are to be screened from the public right-of-way with a minimum 4-foot high block wall. The area between the wall and the property line is to be landscaped. If the wall is located on the property line, the wall is to be a raised planter, at least 4-feet in height (planted with landscape material).

- (E) The landscape point totals are to equal 1.5 times those required by the City-wide Landscape Ordinance.
- (c) Property Development Regulations
  - (1) Density. The maximum dwelling unit density for most properties is one unit for every 1,500 square feet of lot area. The two parcels with the following legal descriptions: 1) Lots 45 through 48, Block 6, Breed and Chases Subdivision; and 2) Lots 7 through 9, Block 4, Bartlett Estate Co. Subdivision, may develop at a density level of one unit per 1,000 square feet of lot area.
  - (2) Residential Development. Residential development may only be developed in conjunction with commercial development and may only be developed on floors above the first.
  - (3) Minimum Commercial Area. A minimum square footage of the ground floor shall be reserved for exclusive commercial use. Said square footage to be calculated by multiplying the property's street frontage along the front property line by 20. For corner lots, the minimum commercial square footage on the ground floor shall be calculated by multiplying the average length of all street frontages by 20.
  - (4) Yard and Setback Requirements. Commercial and Mixed Commercial/Residential Development.
    - (A) No minimum front, street side, side, or rear yards are required for the commercial portions of the structure unless the property abuts residentially zoned property, in which case, 6-foot side and rear yards shall be provided adjacent to that property. Each story above the second that is adjacent to residentially zoned property shall be setback an additional 3 feet.
    - (B) The residential portions of the structure shall conform to the yard requirements for the GH-1500 zone as described in Section 158.0301(b)(2).
    - (C) Subject to the issuance of an encroachment permit, balconies and window bays may encroach up to 4 feet into the right-of-way starting at no less than 12 feet above street level.
  - (5) Height Limit
    - (A) The height limit in commercial zones shall be 30 feet.

- (B) Exception: 20 percent of the length of the building facade may exceed the 30-foot height limit in order to provide roofline and facade variations, accents, tower elements and other similar elements which do not increase the floor area of the structure.
- (6) Floor Area Ratio (FAR) and Coverage.
  - (A) The maximum permitted FAR for any commercial or mixed commercial/residential development shall be as indicated in Table 158-02I.
  - (B) The minimum lot coverage shall be 35 percent.

**Table 158-02I**  
**Maximum Permitted Floor Area Ratio (FAR)**

<b>Zone</b>	<b>Commercial Zone Development</b>	<b>Mixed Commercial/Residential Development</b>
GH-CN	0.75	1.75
GH-CC	1.00	2.00

- (7) Street Wall. Commercial projects must meet one of the following requirements:
  - (A) Unenclosed parking is to be located in the rear 50 percent of the parcel and if the parcel is a corner lot, unenclosed parking may not be located within 5 feet of the street side property line; or
  - (B) There shall be a building wall of at least 12 feet in height located within 5 feet of any street frontage property line, along not less than 65 percent of both the front and, if applicable, street side property lines, except as required for driveway access where no alternative access is available. The setback may be increased to 15 feet if a sidewalk cafe, public plaza, retail courtyard or arcade is provided for the exclusive use of pedestrians.
    - (i) Kiosks used for the selling of flowers are exempt from this provision.
    - (ii) Pushcarts, established in conformance with Land Development Code Section 141.0619 are exempt from this provision.

- (8) Residential Vehicular Access
  - (A) Where alley access exists, vehicular access for the residential units must be provided from the alley.
  - (B) Exception: This provision shall not apply where parking is being provided under the shared parking provision.
- (9) Other Regulations

The Special Regulations and Design Requirements (Section 158.0303), the Sidewalk Design Regulations (Section 158.0403) and the Parking Regulations (Section 158.0404(a)) also serve to regulate development, as do the provisions of the Land Development Code referenced in Section 158.0103.

*(“Commercial Zones (GH-CN and GH-CC)” added 3-27-2007 by O-19591 N.S.; effective 4-26-2007.)*

#### **§158.0303 Special Regulations and Design Requirements**

- (a) Minimum Lot Area and Dimensions. For newly created lots, the minimum lot areas and dimensions (in linear feet) shall be as indicated Table 158-03J.

**Table 158-03J  
Minimum Lot Areas and Dimension**

<b>Zones</b>	<b>Lot Area (sq.ft.)</b>	<b>Street Frontage</b>	<b>Width Interior</b>	<b>Width Corner</b>	<b>Depth</b>
All zones	5,000	50	50	55	100

- (b) Maximum Number of Dwelling Units

In no case shall any project exceed the maximum number of dwelling units listed in Table 158-03K below unless the project is on a single lot which:

- (1) Was created or consolidated, or for which an application has been submitted to the City to create a lot or consolidate lots, prior to November 29, 1989, the effective date of this ordinance; or
- (2) Was created from a lot or lots which had a larger average square footage than the lot created.

**Table 158-03K**  
**Maximum Number of Dwelling Units**

<b>Zone</b>	<b>Maximum Units</b>
GH-600	40
GH-1000	24
GH-1250	16
GH-1500	14
GH-2500	5
GH-3000	4
GH-CN and GH-CC	14

(c) Private Exterior Usable Area

- (1) Private exterior usable areas shall be provided for residential and mixed residential/commercial projects. Such areas shall be adjacent to and accessible from selected dwelling units and shall be bounded by a minimum 36-inch high barrier. These areas shall be exclusive of public rights-of-way, shall have a minimum dimension of 5 feet and, in their entirety, shall have a natural or man-made gradient of 10 percent or less.
- (2) Private exterior usable areas shall have a minimum size of 25 square feet, with a project average of 50 square feet per dwelling unit. At least 50 percent of all units in a development shall have private exterior usable area.

(d) Offsetting Plane Requirement

- (1) There shall be at least 3 separate building planes for each 50-foot length of building elevation facing a street. For each interior side building elevation, there shall be at least one and one-half separate building planes for each 50-foot length of building elevation. (If the quotient exceeds a whole number by 0.50 or more, the number of separate building plans is increased to the next whole number.)
- (2) A separate building plane is distinguished by an average horizontal difference of three feet in depth, measured perpendicular to the subject plane, by 6 feet in width (see Figure 3 in Appendix). Building elements such as roofs with a minimum slope of 30 percent shall qualify as offsetting planes

if they constitute the highest element of the structure. For sloped roofs, the average horizontal difference of three feet is measured to the midpoint of the slope. A covered porch, with minimum dimensions of 3 feet by 6 feet, shall qualify as offsetting planes.

- (3) The proportions of the 3 building planes along each elevation shall meet the criteria as indicated in Table 158-03L.

**Table 158-03L  
Offsetting Plane Requirements**

<b>Zone</b>	<b>50 Foot Increment Minimum Area</b>	<b>Building Elevation Area Maximum Area</b>
GH-600	20%	60%
GH-1000, GH-1250, GH-1500, GH-2500, GH-3000, GH-CN CH-CC	10%	50%

(e) Transparency Requirement

- (1) In all residential projects, a minimum of 15 percent of each story's street wall shall be transparent (such as windows), affording views into living space.
- (2) For all commercial or mixed-use projects, a minimum of 50 percent of street wall area at the ground floor level shall be transparent. This may include all types of non-reflective windows and openings, with a light transmittance factor no less than 75 percent. A minimum of 15 percent of each story's street wall, above the first, shall be transparent.
- (3) No window or other transparency in a garage or other accessory structure shall qualify toward the minimum transparency requirement in any zone.

(f) Variety of Street Walls

The street wall(s) of any project, defined by but not limited to the configuration of off-setting planes, transparencies and architectural features,

shall not be substantially identical to the street wall(s) of any other project within a 600 foot radius.

(g) Storage Facilities

A minimum of 100 cubic feet of secured storage space, accessible from a common circulation area or garage and not part of a habitable area shall be provided per dwelling unit.

*(“Special Regulations and Design Requirements” added 3-27-2007 by O-19591 N.S.; effective 4-26-2007.)*